

How to address the Code Enforcement Lien

Code Enforcement places liens on properties that are found guilty of allowing a public nuisance (M.C.S., Ord. No. 23046 Section 28-37), blighted property (M.C.S., Ord. No. 23046 Section 28-38) or both.

Code Enforcement follows all noticing requirements in an attempt to notify the owner of the administrative hearing that resulted in this lien. Code Enforcement sends a notice of violation with the hearing date by certified and regular mail to the address of record in the assessor's office, posts the property address and hearing date in the Times Picayune, posts notice on the City's website and posts the notice of violation and hearing date on the property prior to the hearing.

Section 28-58 (a) of the municipal code states, "[a]ny liens placed against such unoccupied property under this article shall be included in the next annual ad valorem tax bill and must be paid along with such taxes, subject, however, to any valid homestead exemption."

In order to remove a portion of this lien, an owner must take the following action:

1. Contact the Office of Code Enforcement to obtain a copy of the inspection report(s) outlining the repairs that must be made; the exterior of the property must be brought into compliance with Chapter 28 municipal housing code

- Please call 658-4301 and have the address of the property and the date of the hearing ready
2. Complete the repairs cited in the inspections report(s) within 60 days of notice of code enforcement lien
 3. Bring in, mail by certified mail, or email the Office of Code Enforcement at least one picture of each side of the property, including the back yard, showing completed repairs
 - Include the property address, hearing date, case number and your name and contact telephone number or email with the pictures
 4. Evidence submitted will be reviewed by a Code Enforcement official. If compliance is determined, the judgment of allowing a public nuisance and/or blighted property will be rescinded. **The one time fine assessed will stand but the daily fines can be lessened or waived at the discretion of the hearing officer.**